

~~February 21, 2006 CPC~~
~~April 18, 2006 CPC~~
June 20, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06PR0226

Duke Management Services, Inc.
(Bailey's Bridge Storage)

Clover Hill Magisterial District
East line of Clintwood Road, approximately 300 feet north of Hull Street Road

REQUEST: Site plan approval including approval of a seventy-five (75) foot reduction to a 100 foot buffer requirement.

RECOMMENDATION

Staff recommends a thirty (30) day deferral of this request for the following reasons:

REASONS

1. The architectural elevations submitted are incomplete as follows:
 - a. No labels are provided indicating the proposed materials and colors. Oversized color renderings were submitted, but do not indicate proposed colors and materials. This information is needed for staff to evaluate compatibility with existing buildings per Sec. 19-570, and compatibility with residential development per Section 19-586(b).
 - b. The elevations of buildings C and D are shown as one continuous building, rather than the two separate buildings indicated on the site plan.
 - c. The architectural treatment of the buildings adjacent to the residential neighborhood employ features that are not consistent with typical residential-scale design features, as required by Sec 19-586(b). For example:

- i. The overall window size on the two and three story buildings is approximately eleven (11) feet wide and seven (7) feet tall, with three (3) by seven (7) foot shutters. The size of these windows and shutters is not consistent with residential-scale design. These windows may be appropriate for portions of the
 - ii. Windows indicated on the one-story buildings (buildings C, D, and E) are approximately five (5) feet wide by three (3) feet tall. While the scale of these windows is in keeping with residential design, a vertical orientation (three (3) feet wide by five (5) feet tall) and the addition of shutters would be more consistent with residential construction.
2. In order to minimize the impact of the requested buffer reduction, the north elevations of buildings B, C, and D should be revised to incorporate appropriate residential-scale design features, and to break up the long linear aspect of the walls of buildings D and C.

The applicant has indicated that revisions to the elevations will address these issues. If the applicant submits additional information prior to the hearing, an addendum may be provided updating staff's recommendation. Reference the background portion of this report for further discussion of this issue.

GENERAL INFORMATION

Associated Public Hearing Cases:

None

Developer:

Duke Management Services, Inc

Location:

Fronting approximately 375 feet on the east line of Clintwood Road approximately 300 feet north of its intersection with Hull Street Road. Tax ID 741-683-0425 (Sheet 10).

Existing Zoning and Land Use:

C-5; Vacant

Size:

4.18 acres

Adjacent Zoning and Land Use:

North - R-7; Vacant
East - C-5; Commercial
West - R-7; Residential (across Clintwood Road)
South - C-5; Commercial

BACKGROUND

Planning Commission review of this site plan is required by Section 19-521(h) in order to address the applicant's request for modifications to Ordinance buffer requirements adjacent to a residential district.

The applicant is requesting a seventy-five (75) foot reduction to the required 100 foot buffer adjacent to a vacant residential property located in an R-7 District. Section 19-523 requires a 100 foot buffer on property zoned General Business (C-5) when adjacent to residential districts. (Note: The proposed mini-storage use is also a permitted use in I-1 districts. Section 19-523 requires a fifty (50) foot buffer on property zoned I-1 when adjacent to residential districts.)

Section 19-521(h) states that the Planning Commission may waive and/or modify requirements for buffers:

Section 19-521 (h) Except for buffers required by the Board of Supervisors as a condition of zoning or by the Board of Zoning Appeals, the requirements for buffers and screening may be waived and/or modified by the Planning Commission during schematic or site plan review and approval under any of the following conditions:

- (1) If the strict application of the provisions of this subdivision reduces the usable area of a lot, due to lot configuration or size to a point which would preclude a reasonable use of the lot, buffer and/or screening requirements may be waived or modified provided the side or rear of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.
- (2) If the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

Details of the buildings should be revised to demonstrate a design which minimizes the impact of reducing the buffer on the adjacent R-7 parcel to the north.

This site is located within the regional and community mixed use areas of Route 360 Corridor West. Compliance with Section 19-586(b) is required:

"Commercial buildings adjacent to roads other than arterial or collector roads as identified on the county's thoroughfare plan that serve as an entrance to a residential

neighborhood shall incorporate building elements that are compatible with residential development using design features identified for buildings in the mixed use corridor designated areas of the Upper Swift Creek Plan." (Reference 19-586.1 below)

Sec. 19-586.1. Route 360 corridor west: mixed use corridor areas.

Within the Route 360 corridor west in the mixed use corridor designated areas of the Upper Swift Creek Plan, all buildings shall be compatible with residential architecture. Residential design features shall include, but not be limited to, articulation of doors and windows, architectural ornamentation, and use of residential materials such as, but not limited to, brick and/or siding for walls and asphalt shingle or simulated slate for roofs. There shall be no visible flat or shed roofs permitted. Within a project, compatibility shall be achieved through the consistent use of a residential architectural style, and using, materials, fenestration, scale and other architectural features appropriate to that style.

Architectural compatibility with the existing Bank of America, WaWa and the car wash is also required. Section 19-570 states that compatibility "may be achieved through the use of similar building massing, materials, scale, colors and other architectural features."

The applicant has not fully addressed the architectural design standards pursuant to Sec 19-586(b), which requires building design and materials compatible with residential development. Staff recommends changes be made to incorporate residential-scale design features adjacent to the neighborhood residences.

CONCLUSIONS

Staff recommends deferral of this request to allow the applicant additional time to provide architectural details designed to minimize the impact of reducing the buffer, and to address the architectural issues of residential compatibility and compatibility with existing buildings in the project. Staff has determined that all other requirements of site plan approval are in compliance with the Chesterfield County Ordinance.

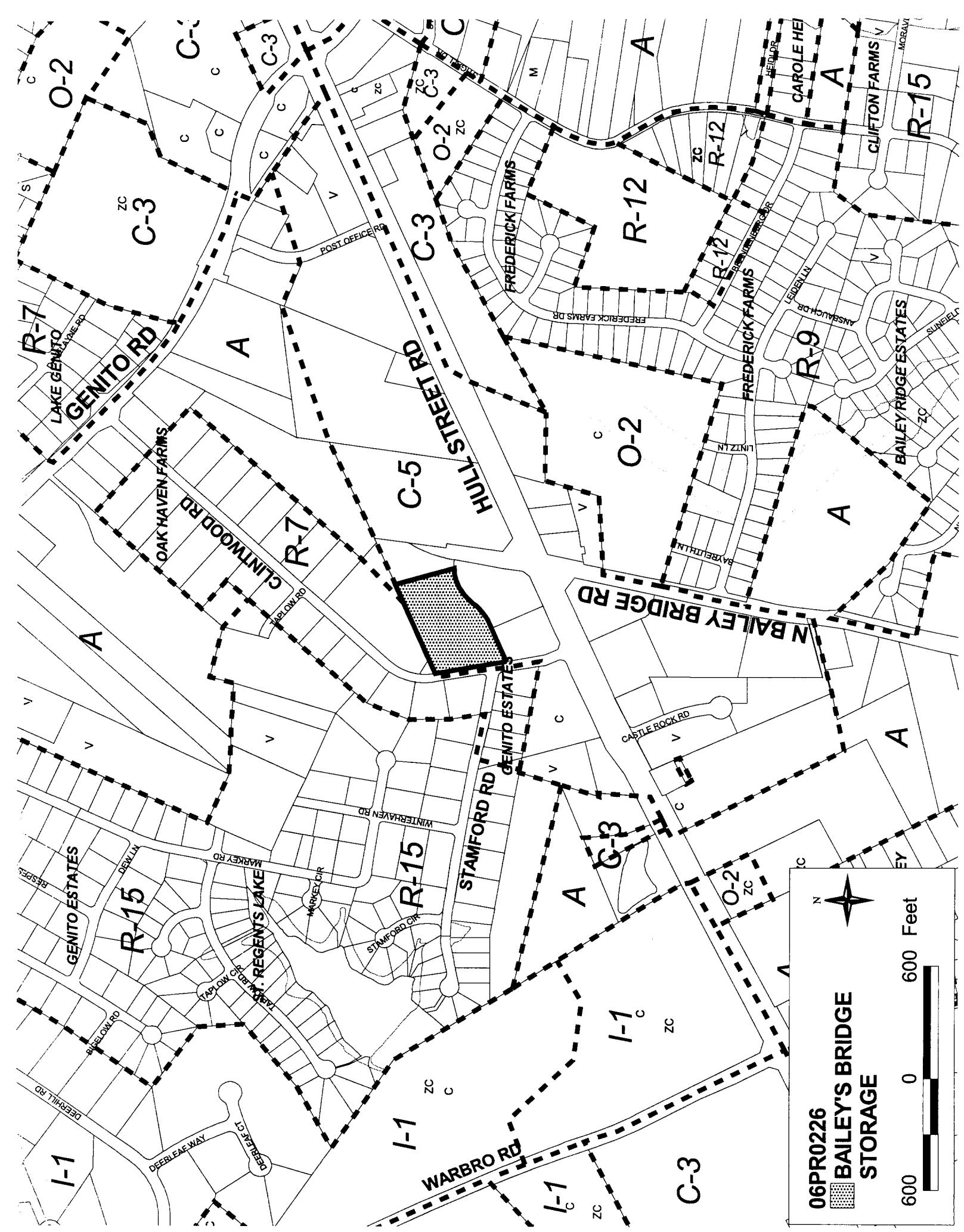
CASE HISTORY

Planning Commission Meeting (2/21/06):

At the applicant's request, the Commission deferred this case for sixty (60) days to the April 18, 2006, public hearing.

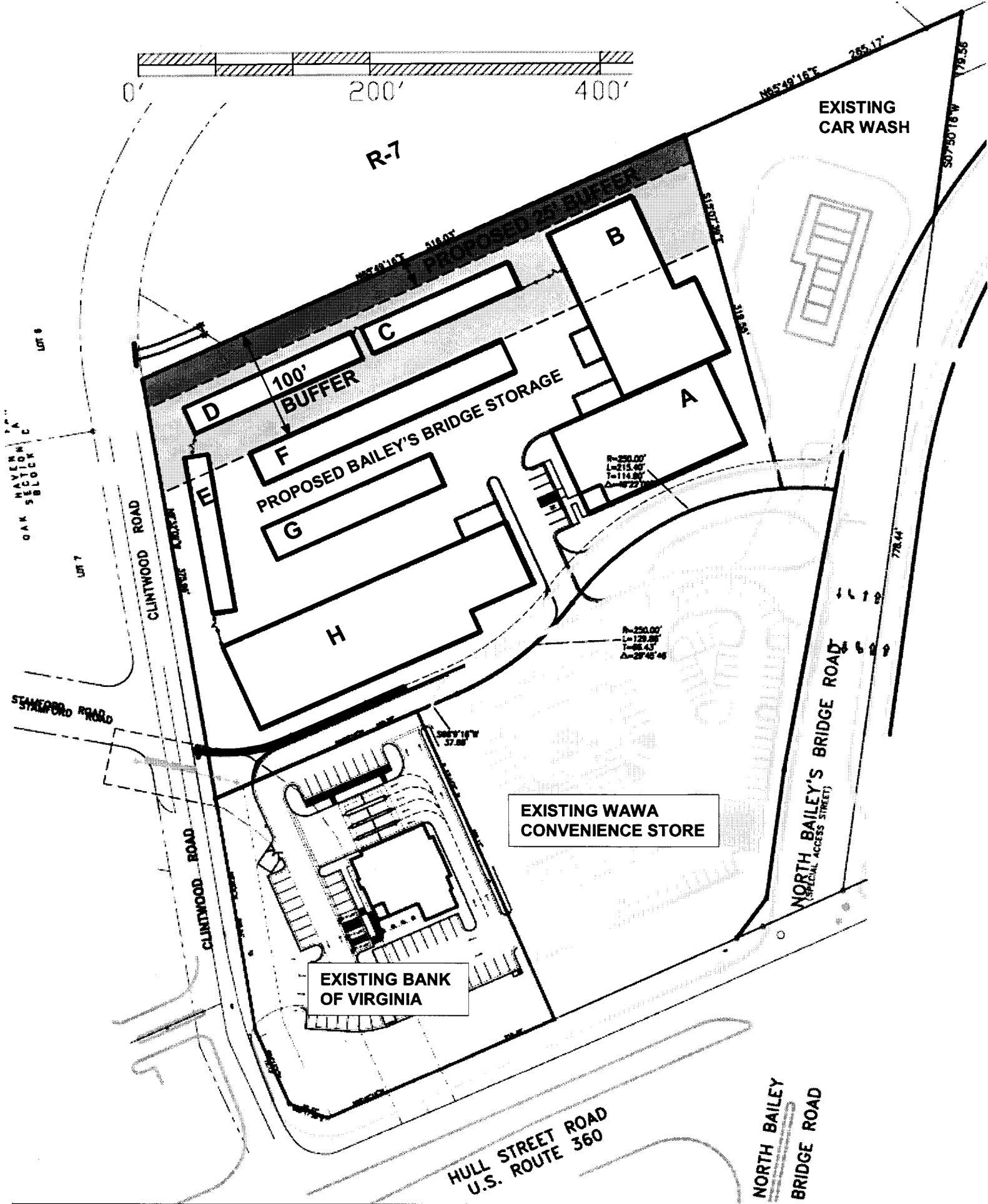
Planning Commission Meeting (4/18/06):

At the applicant's request, the Commission deferred this case for sixty (60) days to the June 20, 2006, public hearing.



06PR0226
BAILEY'S BRIDGE
STORAGE

600 0 600 Feet

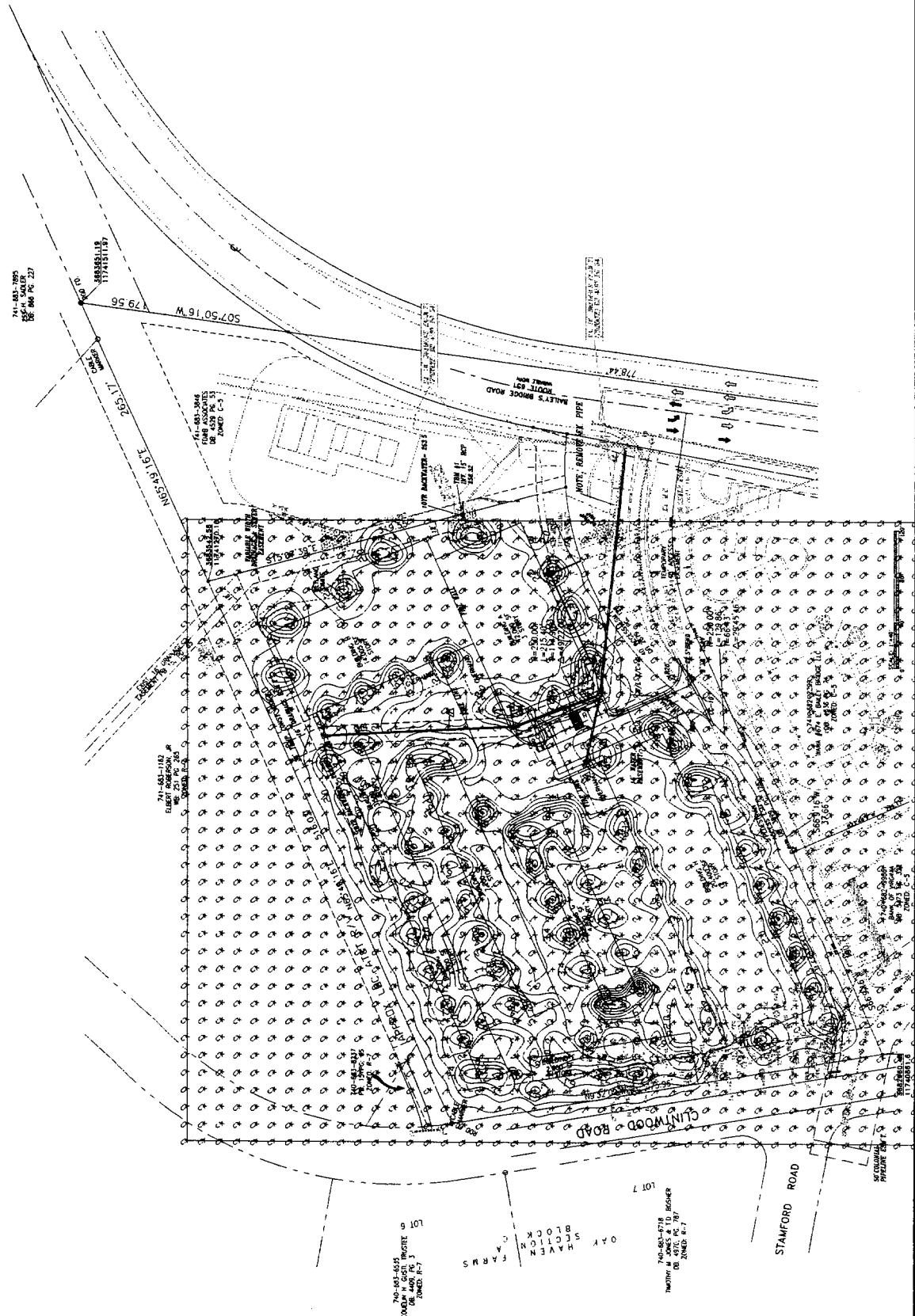


GRATTAN ASSOCIATES, P.C.
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BAILEY'S BRIDGE STORAGE
06PR0226-1

Legend for Symbols
Project No. Project No. Date Map Date Scale
Symbol Div. C. No. Type Drawing No. Drawing No. Drawing No.



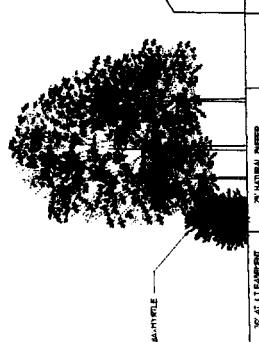
DATE	REVISIONS	DATE	REVISIONS
C. G. GRATTAN CONSULTING ENGINEER P.O. BOX 7576 NO. 1000 VA 22226 FAX (804) 346-4438		C. G. GRATTAN CONSULTING ENGINEER P.O. BOX 7576 NO. 1000 VA 22226 FAX (804) 346-4438	
SHEET NUMBER: 08 NAME: BALLIEY'S BRIDGE DISTRICT COUNTY AND STATE: CLOVER HILL DISTRICT CHESTERFIELD COUNTY, VIRGINIA		SHEET NUMBER: 08 NAME: LIGHTING PLAN DISTRICT COUNTY AND STATE: CLOVER HILL DISTRICT CHESTERFIELD COUNTY, VIRGINIA	
SCALE AS SHOWN		SCALE AS SHOWN	
DESIGNED BY: C.G.C.		DRAWN BY: K.W.Y.	
DRAWN ON: 1/20/06		DATE: 1/20/06	
SAFETY NUMBER: 1		SAFETY NUMBER: 1	
JOB NUMBER: 06-0226		JOB NUMBER: 06-0226	
PAGE NUMBER: 1		PAGE NUMBER: 1	
DRAFTED BY: C.G.C.		DRAFTED BY: C.G.C.	
CHECKED BY: C.G.C.		CHECKED BY: C.G.C.	
APPROVED BY: C.G.C.		APPROVED BY: C.G.C.	
DATE: 01/20/06		DATE: 01/20/06	
SIGNATURE: C.G.C.		SIGNATURE: C.G.C.	

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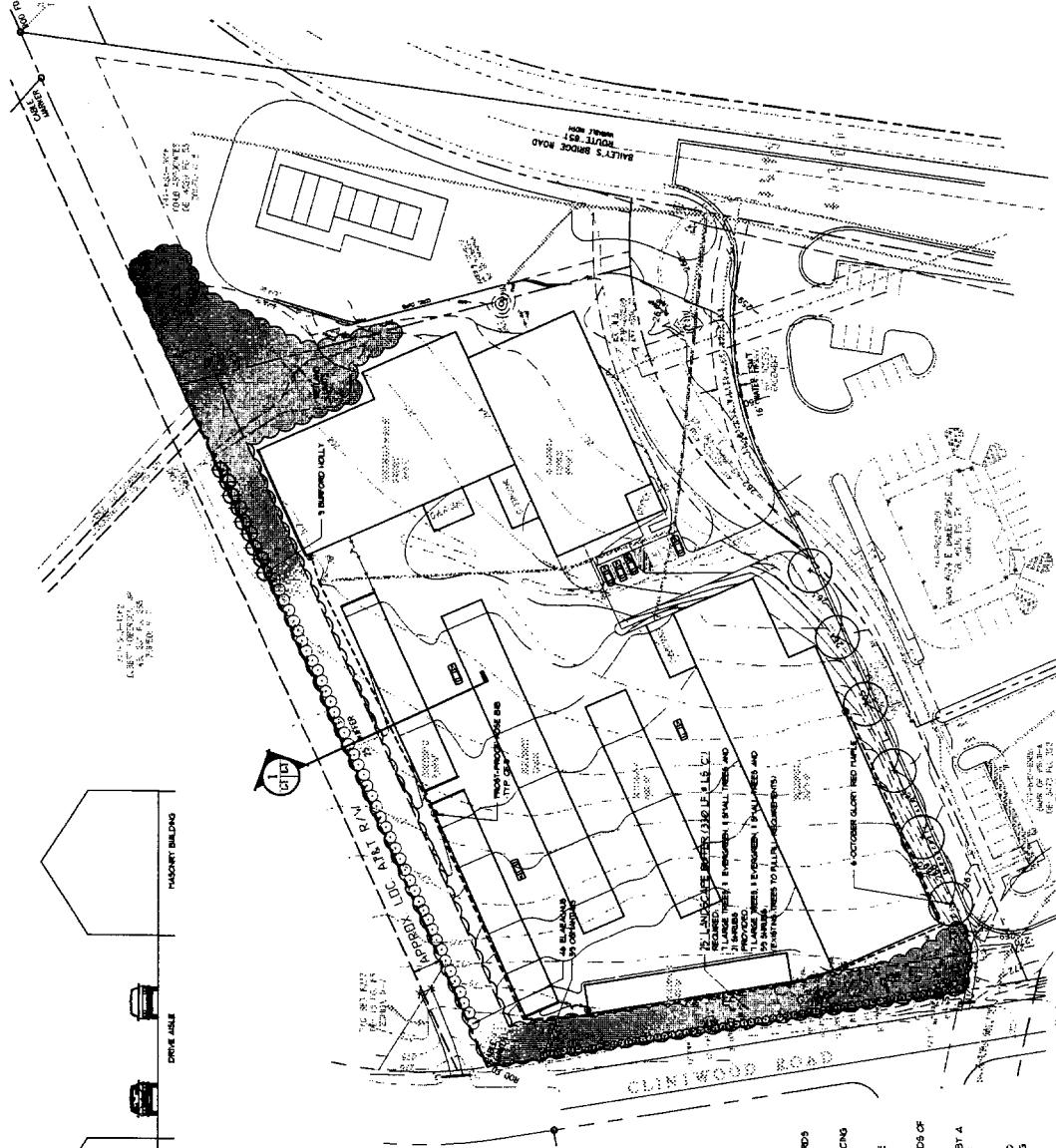


HIGGINS &
GERSTENMAIER
LAND PLANNING AND ARCHITECTURE

UNIT 1 SECTION 1-10
25' LANDSCAPE BUFFER-TYP.



SCALE: 1"=10'



STANDARD NOTES:

1. PLANT MATERIAL SIZES AND GRADING ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. CONTRACTOR SHALL ASSESS LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION, PRIOR TO CONCRETE OR BLOCK CONTACT THIS FACILITY AT 1-800-322-5000.
3. NO CHANGES TO LANDSCAPE DESIGN OR PLANT MATERIAL SCHEDULE UNLESS FIRST APPROVED BY THE CHESTERFIELD COUNTY PLANNING DEPARTMENT PLANS REVIEW SECTION.
4. LANDSCAPING WILL BE INSTALLED AND PLANTED SO AS NOT TO INTERFERE WITH SHOT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREAS AND AT THE ENTRANCE/EVENT LOCATIONS.
5. PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE REVIEW AGENT OF THE CHESTERFIELD COUNTY PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
6. THE OWNER IS RESPONSIBLE FOR MAINTAINING SHRUBS AND TREES THAT ARE RECEIVED PER APPROVED LANDSCAPE PLANS. LIVE OR DEAD PLANT MATERIALS ARE TO BE REPLACED DURING THE NEXT PLANTING SEASON.
7. PLANT MATERIALS SHALL HAVE ALL STRINGS OR BONES AT THE BASE OF THE PLANT CUT AWAY FROM THE TRUNK INCLUDING BIOGRADABLE BRANCHES OF ROPES.

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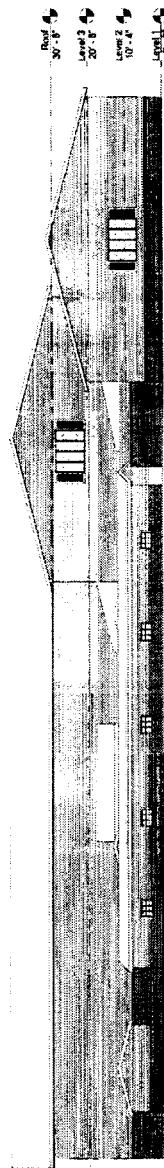
1 OF 2

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BAILEY'S BRIDGE STORAGE

06PR0226 -

West Elevation



06PR0226-7

Project Number	06PR0226
Date	9/20/2015
Author	
Checker	

A101

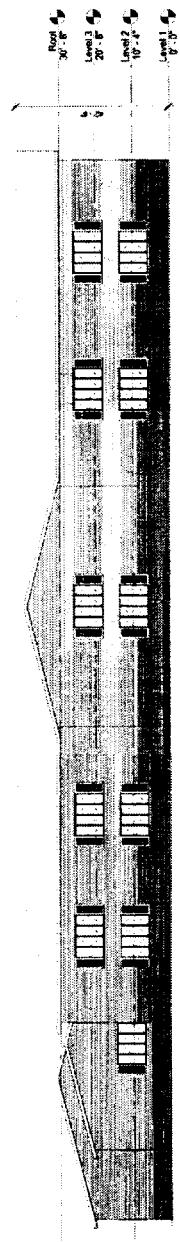
1/16" = 1'-0"

Scale	1/16" = 1'-0"
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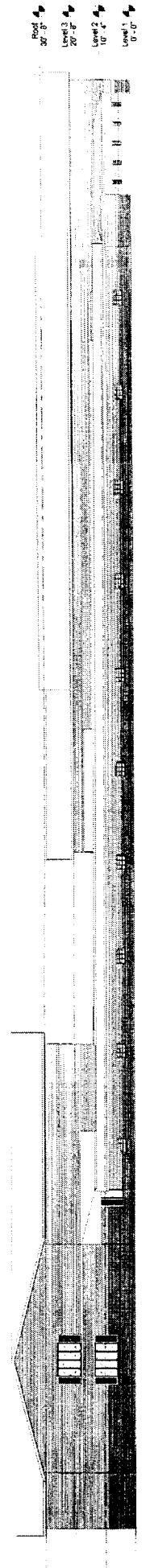
South Elevation

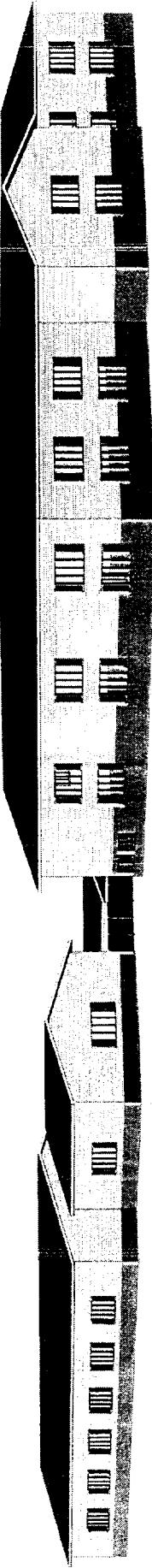


East Elevation

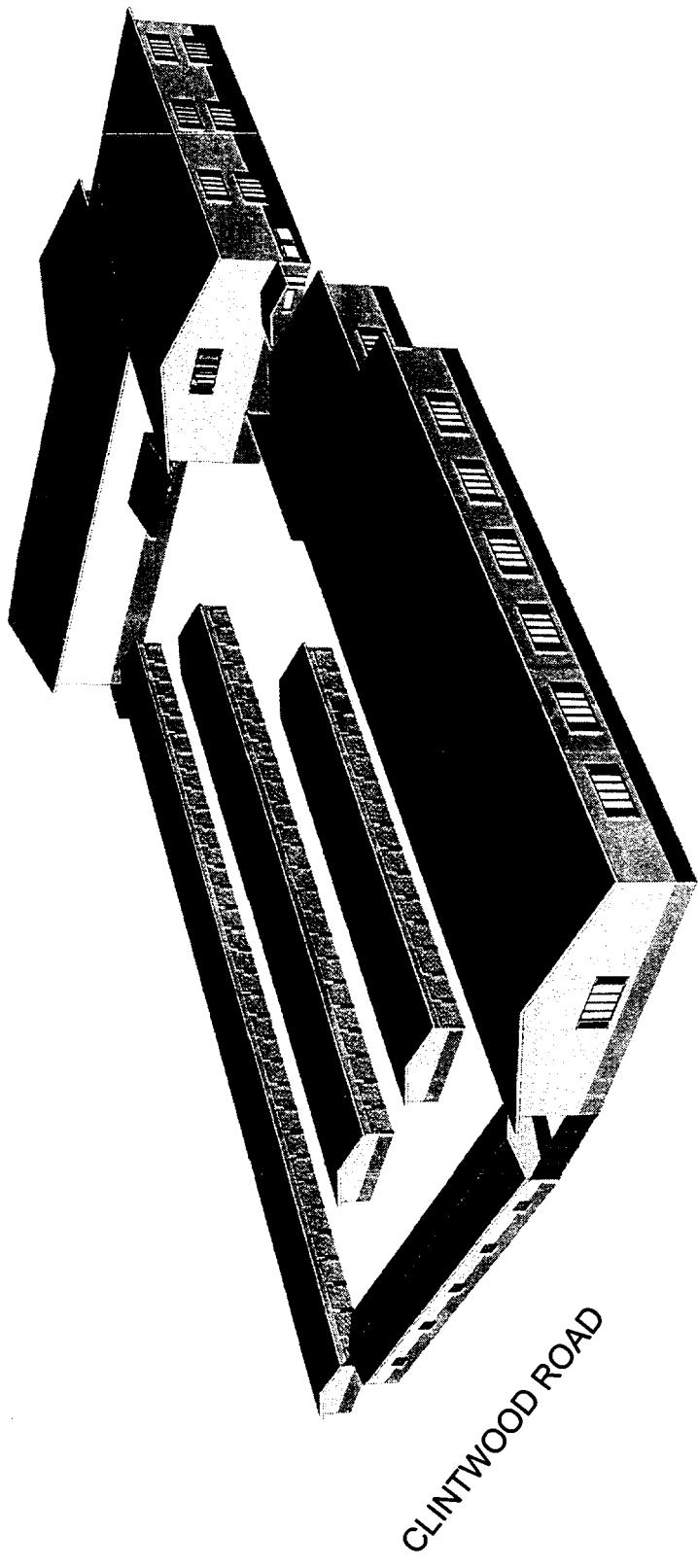


North Elevation





VIEW FROM THE SOUTHEAST LOOKING NORTHWEST



AERIAL VIEW FROM VIEW FROM THE SOUTHWEST LOOKING NORTHEAST

BAILEY'S BRIDGE STORAGE

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